044.0	0005	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	816,900	/	816,900
USE VALUE:	816,900	/	816,900
ASSESSED:	816,900	/	816,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115	-117	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	115-117 WEBSTER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	441 PLEASANT STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	EL-LAKKIS NABIH/ETAL -
Owner 2:	EL-LAKKIS PAMELA -
Street 1:	441 PLEASANT STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,860 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Wood Shingle Exterior and 2028 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4860.000	359,200	5,100	452,600	816,900
Total Card	0.112	359,200	5,100	452,600	816,900
Total Parcel	0.112	359,200	5,100	452,600	816,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.81 | /Parcel: 402.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31450
GIS Ref	
GIS Ref	
Insp Date	10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.0-0005-0007.0

!3781!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	359,200	5100	4,860.	452,600	816,900	816,900	Year End Roll	12/18/2019
2019	104	FV	334,200	5400	4,860.	480,900	820,500	820,500	Year End Roll	1/3/2019
2018	104	FV	334,200	5400	4,860.	350,800	690,400	690,400	Year End Roll	12/20/2017
2017	104	FV	312,700	5400	4,860.	305,500	623,600	623,600	Year End Roll	1/3/2017
2016	104	FV	312,700	5400	4,860.	260,300	578,400	578,400	Year End	1/4/2016
2015	104	FV	284,700	5600	4,860.	254,600	544,900	544,900	Year End Roll	12/11/2014
2014	104	FV	284,700	5600	4,860.	209,300	499,600	499,600	Year End Roll	12/16/2013
2013	104	FV	296,700	5600	4,860.	199,200	501,500	501,500		12/13/2012

PRINT

Date	Time
12/10/20	18:56:02

LAST REV

Date	Time
04/09/19	14:57:43

apro

USER DEFINED

Prior Id # 1:	31450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3781

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EL-LAKKIS NABIH	66224-373		10/15/2015	Convenience	99	No	No		
MEHREZ HENRI/ET	25011-517		11/23/1994		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/1994	328	Manual	250					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	294	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

Total AC/HA:	0.11157	Total SF/SM:	4860	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	452,641	Spl Credit		Total: 452,600

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	0	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.35000002
Const Adj.:	0.98292440
Adj $ / SQ:	225.581
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516896
Depreciation:	157653
Depreciated Total:	359243

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

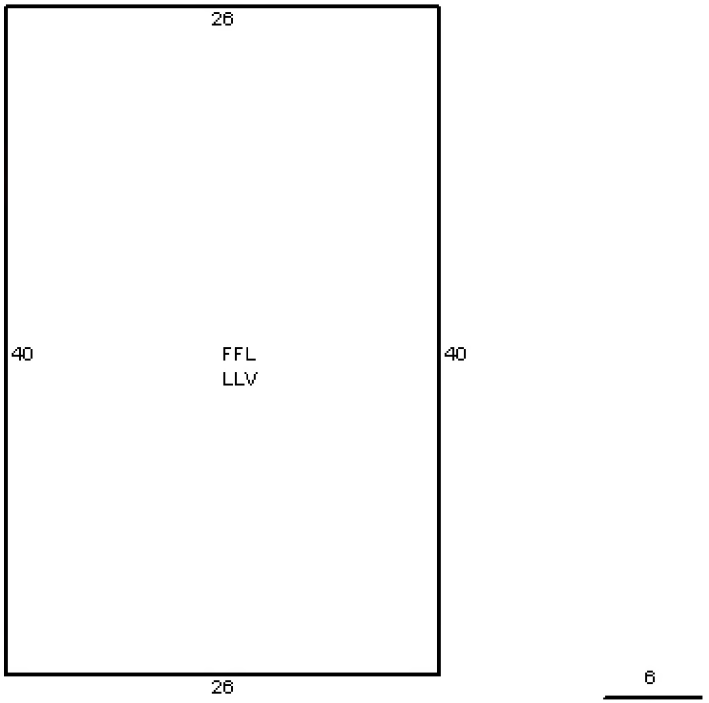
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	225.58
Special Features:	0	Val/Su Net:	172.69
Final Total:	359200	Val/Su SzAd	345.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	225.580	234,604
LLV	Lower Level	1,040	173.840	180,792

Net Sketched Area:	2,080			Total:	415,396
Size Ad	1040	Gross Are	2080	FinArea	2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	APT	95		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1969	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100